LOT 89
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

UHRMAN ROBERT LOUIS & PAMELA S
95032 ORCHID PLACE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0089-0000

BUILDING CHARACTERISTICS

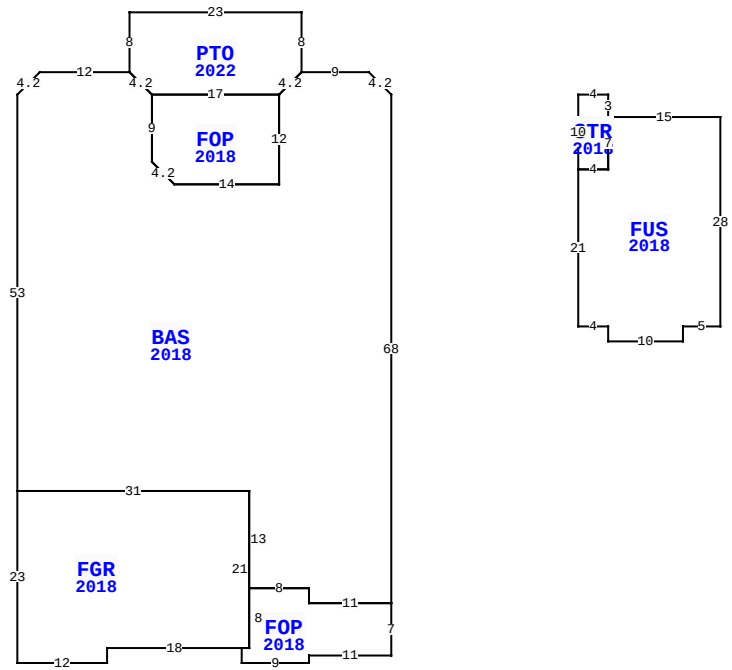
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,801	100	2,801	284,010
FGR	675	55	371	37,618
FOP	159	30	48	4,867
FOP	200	30	60	6,083
FUS	524	100	524	53,132
PTO	244	5	12	1,216
STR	40	10	4	406
TOTALS	4,643		3,820	387,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,820	114.0615	102.94	393,231	2018	2018	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2023 Heated Area: 3325 HX Base Yr 2023



95032 ORCHID PL, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		387,333
TOTAL MARKET OB/XF VALUE		15,471
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		477,804
SOH/AGL Deduction		0
ASSESSED VALUE		477,804
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		427,804
TOTAL JUST VALUE		477,804
NCON VALUE		11,458
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1706207	CO ISSUED	0	02/06/2018
B1706207	NEW CONSTR	417,312	07/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2563/1471	5/12/2022	WD	Q	I	01	677,900
GRANTOR: FEENSTRA ALAN & LORI						
GRANTEE: UHRMN ROBERT LOUIS						
2176/0149	2/06/2018	WD	Q	I	02	384,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: FEENSTRA ALAN & LOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W9 PTO=[YR=2022] N8 W23 S8 R3 D3 E17 U3 R3 $ D3 L3 FOP=[YR=2018] W17 S9 D3 R3 E14 N12$ S12 W14 U3 L3 N9 U3 L3 W12 D3 L3 S53 FGR=[YR=2018] S23E12 N2 E18 FOP=[YR=2018] S2 E9 N1 E11 N7 W11 N2 W8 S8 W1$ E1 N21W31$ E31 S13 E8 S2 E11 N68$ PTR= E25 STR=[YR=2018] E4 S3 FUS=[YR=2018] E15 S28 W5 S2 W10 N2 W4 N21 E4 N7$ S7 W4 N10$ W25$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2018	2018	3	98	153	
2	0811	CONCRETE B	0	100	0	0	1,033.00	SF	5.20	5.20	100	2018	2018	3	98	5,264	
3	0911	SCRN RM A	0	100	0	0	244.00	SF	17.50	17.50	100	2022	2022	3	100	4,270	
4	0476	VF 6 SBPL	0	100	0	0	162.00	LF	32.00	32.00	100	2022	2022	3	100	5,184	
5	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 15,471

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS